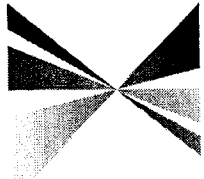


SOUTHERN CALIFORNIA



ASSOCIATION of
GOVERNMENTS

Main Office

818 West Seventh Street

12th Floor

Los Angeles, California

90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: President: Toni Young, Port Hueneme •
First Vice President: Yvonne Burke, Los Angeles
County • Second Vice President: Gary O'ritt, San
Bernardino County • Immediate Past President:
Ron Roberts, Temecula

Imperial County: Victor Carrillo, Imperial County
• Jon Edney, El Centro

Los Angeles County: Yvonne Burke, Los Angeles
County • Zev Yaroslavsky, Los Angeles County •
Jim Aldinger, Manhattan Beach • Harry Baldwin,
San Gabriel • Paul Bowen, Cerritos • Todd
Campbell, Burbank • Tony Cardenas, Los Angeles
• Stan Carroll, La Habra Heights • Margaret Clark,
Rosemead • Gene Daniels, Paramount • Mike
Dispenza, Palmdale • Judy Duniap, Inglewood •
Rae Gabelich, Long Beach • David Gafin, Downey
• Eric Garcetti, Los Angeles • Wendy Gruel, Los
Angeles • Frank Gurulé, Cucamonga • Janice Hahn,
Los Angeles • Isadore Hall, Compton • Keith W.
Hanks, Azusa • Tom LaBonge, Los Angeles •
Paula Lantz, Pomona • Paul Nowotka, Torrance •
Pam O'Connor, Santa Monica • Alex Padilla, Los
Angeles • Bernard Parks, Los Angeles • Jan Perry,
Los Angeles • Ed Reyes, Los Angeles • Bill
Rosendahl, Los Angeles • Greg Smith, Los
Angeles • Tom Sykes, Walnut • Paul Talbot,
Alhambra • Sidney Tyler, Pasadena • Tonia Reyes
Uranga, Long Beach • Antonio Villaraigosa, Los
Angeles • Dennis Washburn, Calabasas • Jack
Weiss, Los Angeles • Dennis Zine, Los Angeles

Orange County: Chris Norby, Orange County •
Christine Barnes, La Palma • John Beauman,
Brea • Lou Bone, Tustin • Art Brown, Buena Park
• Richard Chavez, Anaheim • Debbie Cook,
Huntington Beach • Cathryn DeYoung, Laguna
Niguel • Richard Dixon, Lake Forest • Marilyn
Poe, Los Alamitos • Tod Ridgeway, Newport
Beach

Riverside County: Jeff Stone, Riverside County •
Thomas Buckley, Lake Elsinore • Bonnie
Flickinger, Moreno Valley • Ron Loveridge,
Riverside • Greg Pettis, Cathedral City • Ron
Roberts, Temecula

San Bernardino County: Gary O'ritt, San
Bernardino County • Lawrence Dale, Barstow •
Paul Eaton, Montclair • Lee Ann Garcia, Grand
Terrace • Tim Jasper, Town of Apple Valley • Larry
McCallion, Highland • Deborah Robertson, Rialto
• Alan Wagner, Ontario

Ventura County: Judy Mikels, Ventura County •
Glen Becerra, Simi Valley • Carl Morehouse, San
Buenaventura • Toni Young, Port Hueneme

Orange County Transportation Authority: Lou
Correa, County of Orange

Riverside County Transportation Commission:
Robin Lowe, Hemet

Ventura County Transportation Commission:
Keith Millhouse, Moorpark

MEETING OF THE

Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #2

PLEASE NOTE MEETING TIME

Thursday, September 28, 2006

12:30 p.m. - 2:30 p.m.

SCAG Offices

818 W. 7th Street, 12th Floor

Riverside B Conference Room

Los Angeles, California 90017

213. 236.1800

If members of the public wish to review the attachments or have any questions on any of the agenda items, please contact Ma'Ayn Johnson at 213.236.1975 or johnson@scag.ca.gov.

Agendas and Minutes for the Community, Economic, and Human Development RHNA SubCommittee will be available at <http://www.scag.ca.gov/Housing/rhna.htm>

SCAG, in accordance with the Americans with Disabilities Act (ADA), will accommodate persons who require a modification of accommodation in order to participate in this meeting. If you require such assistance, please contact SCAG at (213) 236-1868 at least 72 hours in advance of the meeting to enable SCAG to make reasonable arrangements. To request documents related to this document in an alternative format, please contact (213) 236-1868.

Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #2

AGENDA

PAGE #

TIME

"Any item listed on the agenda (action or information) may be acted upon at the discretion of the Committee".

- 1.0 CALL TO ORDER & PLEDGE OF ALLEGIANCE; ROLL CALL Hon. Jon Edney, Chair

- 2.0 PUBLIC COMMENT PERIOD
Members of the public desiring to speak on an agenda item or items not on the agenda, but within the purview of the Committee, must fill out and present a speaker's card to the Assistant prior to speaking. A speaker's card must be turned in before the meeting is called to order. Comments will be limited to three minutes. The chair may limit the total time for all comments to twenty (20) minutes.

- 3.0 REVIEW AND PRIORITIZE AGENDA ITEMS

- 4.0 CONSENT CALENDAR

- 4.1 Receive and File

- 4.11 Transmittal of RHNA Subcommittee Members
And Alternates Roster 1
Attachment

- 4.12 Transmittal of CEHD RHNA Subcommittee
Meeting Topics 2
Attachment

- 4.13 Transmittal of 2000 Census Income Distribution, by
Jurisdiction, Statement 29
Attachment - See Technical Appendix



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #2

AGENDA

PAGE #

TIME

- 4.14 Transmittal of RHNA Existing Housing Needs Statement 40

Attachment – See Technical Appendix

- 4.15 Transmittal of SCAG Housing and Vacancy Statistics, By Jurisdiction, Statement 64

Attachment – See Technical Appendix

4.2 Consent Calendar

- 4.2.1 Minutes of CEHD RHNA Subcommittee Meeting #1 September 21, 2006

Attachment to be distributed at meeting

5.0 INFORMATION

- 5.11 Staff will verbally report on the Public Hearing/ Workshop held 8:30a.m.-12:30p.m. on September 28, 2006.

6.0 ACTION ITEMS

- 6.11 Deliberation of Farmworker Housing Need Factors 3

Attachment

BACKGROUND: State law (Govt. Code §65584.04(d)) requires a series of planning factors to be considered in the development of the RHNA methodology. Our process to date has considered several of these factors into the growth forecast. The farmworker housing need factor requires policy direction from the Subcommittee.

ACTION: That the Subcommittee approve a policy for addressing farmworker housing need factor, and that this policy be included in the RHNA Existing Housing Needs Statement.



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #2

AGENDA

PAGE #

TIME

- 6.12 Deliberation of Loss of Units Contained in
Assisted Housing Developments Factor 15

Attachment

BACKGROUND: State law (Govt. Code §65584.04(d)) requires a series of planning factors to be considered in the development of the RHNA methodology. Our process to date has considered several of these factors into the growth forecast. The loss of units contained in assisted housing developments factor require policy direction from the Subcommittee

ACTION: That the Subcommittee approve a policy for Addressing the factor for the loss of units contained in assisted housing developments factor, and that this policy be included in the RHNA Existing Housing Needs Statement.

- 6.13 Deliberation of Housing Cost and Market
Demand for Housing Factors 23, 25

Attachment

BACKGROUND: State law (Govt. Code §65584.04(d)) requires a series of planning factors to be considered in the development of the RHNA methodology. Our process to date has considered several of these factors into the growth forecast. The housing cost factor and market demand factor require policy direction from the Subcommittee.

ACTION:

- (1) Approve a policy for the housing cost factor;
- (2) Approve a policy for the market demand factor.

- 6.14 Deliberation on Diversity Policies for
Fair Share Adjustments 27

Attachment

Diversity policies assist in developing the methodology for housing needs assessment in the very low, low,



SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS

iii

Community, Economic, & Human Development Regional Housing Needs Assessment Subcommittee Meeting #2

A G E N D A

PAGE #

TIME

moderate, and above moderate income categories.
ACTION: Approve Policies.

7.0 CHAIR'S REPORT

Hon. Jon Edney, Chair

8.0 ADJOURNMENT

The next meeting of the CEHD RHNA Subcommittee will be held from 10:00 pm-1:00 pm on Thursday, October 12, 2006 in the SCAG Riverside Office: 3600 Lime Street Suite 216, Riverside, CA 92501

Please call Ma'Ayn Johnson at 213.236.1975 if you would like to join a carpool leaving from the SCAG downtown office 818 W. 7th Street, Los Angeles, CA 90017 traveling to the Riverside meeting.



SOUTHERN CALIFORNIA
ASSOCIATION of GOVERNMENTS

Southern California Association of Governments
Community, Economic, & Human Development Committee
RHNA Subcommittee
Roster of Members and Alternates

September 2006

Jon Edney, Chair

Members

Jon Edney

Paul Nowatka

Gil Coerper

Ronald Loveridge

Timothy Jasper

Mary Ann Krause

Representing

Imperial County

Los Angeles County

Orange County

Riverside County

San Bernardino County

Ventura County

ec_realty@yahoo.com

pmnowatka@sbcglobal.net

gcoerper@surf.city-hb.org

rloveridge@riversideca.gov

tim@hdlasergraphics.com

mkrausel@msn.com

Member Alternates

Bernard Parks

Doug Davert

Charles White

Larry McCallon

Carl Morehouse

Representing

Imperial County

Los Angeles County

Orange County

Riverside County

San Bernardino County

Ventura County

councilmember.parks@lacity.org

dougdavert@comcast.net

charlesw@moval.org

lmccallon@cityofhighland.org

cmorehouse@ci.ventura.ca.us



MEMO

DATE: September 28, 2006

TO: CEHD Regional Housing Needs Assessment (RHNA) Subcommittee

FROM: Joseph Carreras, Program Manager II, Community Development 213 236 1856
Carreras@scag.ca.gov

SUBJECT: CEHD Regional Housing Needs Assessment (RHNA) Subcommittee Meeting Topics

- Meeting #1 Thursday September 21, 2006 1:00-3:00 PM SCAG offices 818 W. 7th St., Los Angeles, CA
Topics: RHNA Overview and Milestones; Existing Housing Problem Needs Statement; Income Group Profile – All Jurisdictions based on 2000 Census; Affordable and Market Rate Housing Goals based on Fair Share Adjustments to Avoid the over concentration of households by income group in each County. Discussion of diversity goals and distribution goals for policy development of fair share adjustments.
- Meeting # 2 Thursday September 28, 2006 (immediately following the RHNA Public Hearing/Workshop) SCAG Offices 818 W. 7th St., Los Angeles, CA (lunch will be provided), Riverside B meeting Room 12:30-2:30 PM
Topics: How to consider AB 2158 Factors not considered in the Integrated Growth Forecast when allocating future construction need: Housing Cost and Market Demand for Housing, Continued discussion on diversity policies for fair share adjustments.
- Meeting # 3 Thursday October 12, 2006 10:00-1:00 PM, SCAG Riverside Office 3600 Lime St #216 Riverside, CA 92501 - 10:00-1:00 PM
Topics: Final action on Fair Share Adjustment policy to avoid over concentration of lower income households in jurisdictions which have a proportion greater than the county average and on addressing AB 2158 factors not considered in the Integrated Growth Forecast.
- Meeting # 4 Thursday October 19, 2006 1:00-3:00 PM SCAG offices 818 W. 7th St., Los Angeles, CA
Topics: Recommendations and final action related to appeals policies guiding alternative distributions, trade and transfer criteria and the redistribution of appealed units.

All meetings are open to the public.

Each meeting will have time set aside for public comment.

The CEHD RHNA Subcommittees recommendations are scheduled to be presented to the full CEHD at the regularly scheduled meeting of November 2, 2006.

The RHNA draft Housing Need Allocation Plan is scheduled to be presented to the full CEHD at the regularly scheduled meeting of December 7, 2006.

REPORT

DATE: September 28, 2006

TO: CEHD RHNA Subcommittee

FROM: Ma'Ayn Johnson, Assistant Regional Planner, Community Development 213 236 1975
johnson@scag.ca.gov

SUBJECT: The Consideration of the Housing Needs of Farmworkers in Determining RHNA Methodology

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:

Adopt a policy option.

SUMMARY:

The RHNA Subcommittee is requested to take action regarding the consideration of the housing needs of farmworkers for the RHNA allocation methodology. The Subcommittee should choose whether to approach this AB 2158 factor by issuing a collective existing housing need or to allow jurisdictions to assess their own needs individually.

BACKGROUND:

The housing needs of farmworkers are not always included in housing allocation methodology. Farm worker housing needs are concentrated geographically and across farm communities in specific SCAG region counties and sub areas. Data is available from the most recent Census (2000) and information outlining each jurisdiction's needs has been attached to this report. Table 1 outlines farmworkers by occupation while table 2 categorizes farmworkers by industry.

The RHNA Subcommittee is welcome to consider the following options to determine how to integrate the housing needs of farmworkers into the RHNA allocation methodology process:

1. Provide an Existing Housing Need Statement Relating to Farmworker Housing Need
This option involves identifying needs by jurisdictions and integrating them as part of the regional collective need, providing farmworker employment distribution for all cities and counties. Using this approach will ensure that SCAG will provide an assessment of existing farmworker need as an aid for communities to develop their own responses.
2. Allow Local Jurisdictions to Address the Farmworker Need in Their Local Housing Elements
By addressing farmworker housing in a local context, the RHNA Subcommittee would allow jurisdictions to identify their own needs independently. Under this approach, SCAG provides a general employment forecast while it is at the discretion of cities and counties to determine whether this specific housing demand requires a specific response.

3. Adopt a Policy that Combines an Existing Housing Need Statement with the Discretion of Local Jurisdictions

Combining the assessment of farmworker employment in an existing housing need statement along with allowing jurisdictions to individually identify local demand is another option. SCAG would provide the forecasted employment of farmworkers for each jurisdiction and provide opportunities for communities to identify their local needs in their individual housing elements. This option allows the factor to be seen in both a regional and local context.

Table 1

Employed Civilian Population 16 Years and Over (Workers) with Occupations as Farming, Fishing or Forestry

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Brawley city	764
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calexico city	990
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calipatria city	122
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	El Centro city	869
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Holtville city	208
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Imperial city	40
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Westmorland city	133
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	987
			4,113
COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	NORTH LOS ANGELES COUNTY	Lancaster city	63
Los Angeles	NORTH LOS ANGELES COUNTY	Palmdale city	60
Los Angeles	NORTH LOS ANGELES COUNTY	Santa Clarita city	16
Los Angeles	NORTH LOS ANGELES COUNTY	Unincorporated	138
			277
COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	CITY OF LOS ANGELES	Los Angeles city	2,511
Los Angeles	CITY OF LOS ANGELES	San Fernando city	29
Los Angeles	CITY OF LOS ANGELES	Unincorporated	47
			2,587
COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	ARROYO VERDUGO	Burbank city	56
Los Angeles	ARROYO VERDUGO	Glendale city	118
Los Angeles	ARROYO VERDUGO	La Canada Flintridge city	7
Los Angeles	ARROYO VERDUGO	Unincorporated	25
			206
COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Alhambra city	9
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Arcadia city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Azusa city	97
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Baldwin Park city	69
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Bradbury city	2
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Claremont city	11
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Covina city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Diamond Bar city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Duarte city	19

Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	El Monte city	257
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Glendora city	58
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Industry city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Irwindale city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Puente city	17
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Verne city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monrovia city	46
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Montebello city	16
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monterey Park city	12
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pasadena city	53
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pomona city	232
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Rosemead city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Dimas city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Gabriel city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Marino city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Sierra Madre city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South El Monte city	47
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South Pasadena city	9
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Temple City city	15
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Walnut city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	West Covina city	14
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Unincorporated	388
			1,476

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	WESTSIDE CITIES	Beverly Hills city	14
Los Angeles	WESTSIDE CITIES	Culver City city	0
Los Angeles	WESTSIDE CITIES	Santa Monica city	0
Los Angeles	WESTSIDE CITIES	West Hollywood city	0
Los Angeles	WESTSIDE CITIES	Unincorporated	26
			40

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	68
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	58
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	51
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	84
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	14
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	29
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	0
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	25
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	113
			474

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Los Angeles	GATEWAY CITIES	Artesia city	7

Los Angeles	GATEWAY CITIES	Avalon city	1
Los Angeles	GATEWAY CITIES	Bell city	71
Los Angeles	GATEWAY CITIES	Bellflower city	21
Los Angeles	GATEWAY CITIES	Bell Gardens city	151
Los Angeles	GATEWAY CITIES	Cerritos city	8
Los Angeles	GATEWAY CITIES	Commerce city	7
Los Angeles	GATEWAY CITIES	Compton city	84
Los Angeles	GATEWAY CITIES	Cudahy city	26
Los Angeles	GATEWAY CITIES	Downey city	22
Los Angeles	GATEWAY CITIES	Hawaiian Gardens city	26
Los Angeles	GATEWAY CITIES	Huntington Park city	99
Los Angeles	GATEWAY CITIES	La Habra Heights city	16
Los Angeles	GATEWAY CITIES	Lakewood city	0
Los Angeles	GATEWAY CITIES	La Mirada city	4
Los Angeles	GATEWAY CITIES	Long Beach city	276
Los Angeles	GATEWAY CITIES	Lynwood city	85
Los Angeles	GATEWAY CITIES	Maywood city	47
Los Angeles	GATEWAY CITIES	Norwalk city	36
Los Angeles	GATEWAY CITIES	Paramount city	34
Los Angeles	GATEWAY CITIES	Pico Rivera city	76
Los Angeles	GATEWAY CITIES	Santa Fe Springs city	20
Los Angeles	GATEWAY CITIES	Signal Hill city	0
Los Angeles	GATEWAY CITIES	South Gate city	143
Los Angeles	GATEWAY CITIES	Vernon city	0
Los Angeles	GATEWAY CITIES	Whittier city	5
Los Angeles	GATEWAY CITIES	Unincorporated	300
			1,565
			Farming, Fishing & Forestry Occupations
COUNTY	SUBREGION	CITY	
Los Angeles	LAS VIRGENES	Agoura Hills city	0
Los Angeles	LAS VIRGENES	Calabasas city	0
Los Angeles	LAS VIRGENES	Hidden Hills city	0
Los Angeles	LAS VIRGENES	Malibu city	0
Los Angeles	LAS VIRGENES	Westlake Village city	0
Los Angeles	LAS VIRGENES	Unincorporated	25
			25
			Farming, Fishing & Forestry Occupations
COUNTY	SUBREGION	CITY	
Orange	ORANGE COUNTY	Aliso Viejo	0
Orange	ORANGE COUNTY	Anaheim city	418
Orange	ORANGE COUNTY	Brea city	0
Orange	ORANGE COUNTY	Buena Park city	57
Orange	ORANGE COUNTY	Costa Mesa city	172
Orange	ORANGE COUNTY	Cypress city	12
Orange	ORANGE COUNTY	Dana Point city	28
Orange	ORANGE COUNTY	Fountain Valley city	4
Orange	ORANGE COUNTY	Fullerton city	98
Orange	ORANGE COUNTY	Garden Grove city	211
Orange	ORANGE COUNTY	Huntington Beach city	90
Orange	ORANGE COUNTY	Irvine city	44
Orange	ORANGE COUNTY	Laguna Beach city	28
Orange	ORANGE COUNTY	Laguna Hills city	6
Orange	ORANGE COUNTY	Laguna Niguel city	0
Orange	ORANGE COUNTY	Laguna Woods city	0
Orange	ORANGE COUNTY	La Habra city	99
Orange	ORANGE COUNTY	Lake Forest city	26

Orange	ORANGE COUNTY	Table 1	La Palma city	0
Orange	ORANGE COUNTY		Los Alamitos city	18
Orange	ORANGE COUNTY		Mission Viejo city	18
Orange	ORANGE COUNTY		Newport Beach city	29
Orange	ORANGE COUNTY		Orange city	129
Orange	ORANGE COUNTY		Placentia city	95
Orange	ORANGE COUNTY		Rancho Santa Margarita city	43
Orange	ORANGE COUNTY		San Clemente city	37
Orange	ORANGE COUNTY		San Juan Capistrano city	97
Orange	ORANGE COUNTY		Santa Ana city	2,115
Orange	ORANGE COUNTY		Seal Beach city	10
Orange	ORANGE COUNTY		Stanton city	21
Orange	ORANGE COUNTY		Tustin city	33
Orange	ORANGE COUNTY		Villa Park city	0
Orange	ORANGE COUNTY		Westminster city	58
Orange	ORANGE COUNTY		Yorba Linda city	26
Orange	ORANGE COUNTY		Unincorporated	45
				4,067

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Banning city	32
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Beaumont city	22
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Calimesa city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Canyon Lake city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Corona city	148
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Hemet city	231
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Lake Elsinore city	67
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Moreno Valley city	205
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Murrieta city	33
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Norco city	97
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Perris city	52
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Riverside city	405
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	San Jacinto city	196
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Temecula city	52
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Unincorporated	4,515
			6,055

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Blythe city	188
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Cathedral City city	57
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Coachella city	1,425
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Desert Hot Springs city	7
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Indian Wells city	0
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Indio city	832
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	La Quinta city	27
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Palm Desert city	27
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Palm Springs city	32
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Rancho Mirage city	12
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	837
			3,444

COUNTY	SUBREGION	CITY	Farming, Fishing & Forestry Occupations
San Bernardino	SANBAG	Adelanto city	35

San Bernardino	SANBAG	Table 1	Apple Valley town	44
San Bernardino	SANBAG		Barstow city	37
San Bernardino	SANBAG		Big Bear Lake city	0
San Bernardino	SANBAG		Chino city	230
San Bernardino	SANBAG		Chino Hills city	45
San Bernardino	SANBAG		Colton city	71
San Bernardino	SANBAG		Fontana city	155
San Bernardino	SANBAG		Grand Terrace city	13
San Bernardino	SANBAG		Hesperia city	37
San Bernardino	SANBAG		Highland city	78
San Bernardino	SANBAG		Loma Linda city	9
San Bernardino	SANBAG		Montclair city	102
San Bernardino	SANBAG		Needles city	0
San Bernardino	SANBAG		Ontario city	943
San Bernardino	SANBAG		Rancho Cucamonga city	117
San Bernardino	SANBAG		Redlands city	26
San Bernardino	SANBAG		Rialto city	65
San Bernardino	SANBAG		San Bernardino city	269
San Bernardino	SANBAG		Twentynine Palms city	0
San Bernardino	SANBAG		Upland city	72
San Bernardino	SANBAG		Victorville city	56
San Bernardino	SANBAG		Yucaipa city	91
San Bernardino	SANBAG		Yucca Valley town	0
San Bernardino	SANBAG		Unincorporated	545
				3,040
COUNTY	SUBREGION		CITY	Farming, Fishing & Forestry Occupations
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Camarillo city	154
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Fillmore city	190
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Moorpark city	165
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Ojai city	16
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Oxnard city	6,879
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Port Hueneme city	255
Ventura	VENTURA COUNCIL OF GOVERNMENTS		San Buenaventura (Ventura) city	412
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Santa Paula city	1,291
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Simi Valley city	98
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Thousand Oaks city	87
Ventura	VENTURA COUNCIL OF GOVERNMENTS		Unincorporated	1,322
				10,869
Region Total				38,238

Table 2

Employed Civilian Population 16 Years and Over (Workers) in Agriculture, Forestry, Fishing or Hunting Industries

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Brawley city	929
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calexico city	1,022
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Calipatria city	167
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	El Centro city	1,035
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Holtville city	292
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Imperial city	70
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Westmorland city	138
Imperial	IMPERIAL VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	1,303
			4,956
COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	NORTH LOS ANGELES COUNTY	Lancaster city	116
Los Angeles	NORTH LOS ANGELES COUNTY	Palmdale city	70
Los Angeles	NORTH LOS ANGELES COUNTY	Santa Clarita city	143
Los Angeles	NORTH LOS ANGELES COUNTY	Unincorporated	155
			484
COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	CITY OF LOS ANGELES	Los Angeles city	2,638
Los Angeles	CITY OF LOS ANGELES	San Fernando city	13
Los Angeles	CITY OF LOS ANGELES	Unincorporated	53
			2,704
COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	ARROYO VERDUGO	Burbank city	58
Los Angeles	ARROYO VERDUGO	Glendale city	107
Los Angeles	ARROYO VERDUGO	La Canada Flintridge city	17
Los Angeles	ARROYO VERDUGO	Unincorporated	28
			210
COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Alhambra city	19
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Arcadia city	26
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Azusa city	81
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Baldwin Park city	80
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Bradbury city	4
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Claremont city	54
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Covina city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Diamond Bar city	28
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Duarte city	21

Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	El Monte city	242
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Glendora city	27
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Industry city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Irwindale city	8
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Puente city	22
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	La Verne city	45
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monrovia city	43
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Montebello city	58
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Monterey Park city	18
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pasadena city	111
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Pomona city	236
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Rosemead city	15
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Dimas city	48
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Gabriel city	19
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	San Marino city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Sierra Madre city	10
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South El Monte city	60
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	South Pasadena city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Temple City city	25
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Walnut city	0
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	West Covina city	31
Los Angeles	SAN GABRIEL VALLEY ASSOCIATION OF CITIES	Unincorporated	436
			1,804

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	WESTSIDE CITIES	Beverly Hills city	22
Los Angeles	WESTSIDE CITIES	Culver City city	9
Los Angeles	WESTSIDE CITIES	Santa Monica city	19
Los Angeles	WESTSIDE CITIES	West Hollywood city	30
Los Angeles	WESTSIDE CITIES	Unincorporated	29
			109

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Carson city	90
Los Angeles	SOUTH BAY CITIES ASSOCIATION	El Segundo city	13
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Gardena city	57
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hawthorne city	33
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Hermosa Beach city	52
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Inglewood city	93
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lawndale city	19
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Lomita city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Manhattan Beach city	9
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Palos Verdes Estates city	16
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rancho Palos Verdes city	37
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Redondo Beach city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills city	4
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Rolling Hills Estates city	15
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Torrance city	114
Los Angeles	SOUTH BAY CITIES ASSOCIATION	Unincorporated	127
			709

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Los Angeles	GATEWAY CITIES	Artesia city	13

Los Angeles	GATEWAY CITIES	Avalon city	5
Los Angeles	GATEWAY CITIES	Bell city	51
Los Angeles	GATEWAY CITIES	Bellflower city	53
Los Angeles	GATEWAY CITIES	Bell Gardens city	40
Los Angeles	GATEWAY CITIES	Cerritos city	13
Los Angeles	GATEWAY CITIES	Commerce city	8
Los Angeles	GATEWAY CITIES	Compton city	53
Los Angeles	GATEWAY CITIES	Cudahy city	0
Los Angeles	GATEWAY CITIES	Downey city	28
Los Angeles	GATEWAY CITIES	Hawaiian Gardens city	26
Los Angeles	GATEWAY CITIES	Huntington Park city	37
Los Angeles	GATEWAY CITIES	La Habra Heights city	29
Los Angeles	GATEWAY CITIES	Lakewood city	15
Los Angeles	GATEWAY CITIES	La Mirada city	31
Los Angeles	GATEWAY CITIES	Long Beach city	254
Los Angeles	GATEWAY CITIES	Lynwood city	74
Los Angeles	GATEWAY CITIES	Maywood city	28
Los Angeles	GATEWAY CITIES	Norwalk city	70
Los Angeles	GATEWAY CITIES	Paramount city	23
Los Angeles	GATEWAY CITIES	Pico Rivera city	52
Los Angeles	GATEWAY CITIES	Santa Fe Springs city	5
Los Angeles	GATEWAY CITIES	Signal Hill city	0
Los Angeles	GATEWAY CITIES	South Gate city	80
Los Angeles	GATEWAY CITIES	Vernon city	0
Los Angeles	GATEWAY CITIES	Whittier city	43
Los Angeles	GATEWAY CITIES	Unincorporated	337
			1,368
			Agriculture, Forestry, Fishing & Hunting
COUNTY	SUBREGION	CITY	
Los Angeles	LAS VIRGENES	Agoura Hills city	9
Los Angeles	LAS VIRGENES	Calabasas city	7
Los Angeles	LAS VIRGENES	Hidden Hills city	4
Los Angeles	LAS VIRGENES	Malibu city	42
Los Angeles	LAS VIRGENES	Westlake Village city	0
Los Angeles	LAS VIRGENES	Unincorporated	28
			90
			Agriculture, Forestry, Fishing & Hunting
COUNTY	SUBREGION	CITY	
Orange	ORANGE COUNTY	Aliso Viejo	7
Orange	ORANGE COUNTY	Anaheim city	340
Orange	ORANGE COUNTY	Brea city	24
Orange	ORANGE COUNTY	Buena Park city	19
Orange	ORANGE COUNTY	Costa Mesa city	148
Orange	ORANGE COUNTY	Cypress city	29
Orange	ORANGE COUNTY	Dana Point city	53
Orange	ORANGE COUNTY	Fountain Valley city	10
Orange	ORANGE COUNTY	Fullerton city	95
Orange	ORANGE COUNTY	Garden Grove city	226
Orange	ORANGE COUNTY	Huntington Beach city	86
Orange	ORANGE COUNTY	Irvine city	83
Orange	ORANGE COUNTY	Laguna Beach city	31
Orange	ORANGE COUNTY	Laguna Hills city	33
Orange	ORANGE COUNTY	Laguna Niguel city	14
Orange	ORANGE COUNTY	Laguna Woods city	0
Orange	ORANGE COUNTY	La Habra city	57
Orange	ORANGE COUNTY	Lake Forest city	13

Orange	ORANGE COUNTY	La Palma city	14
Orange	ORANGE COUNTY	Los Alamitos city	8
Orange	ORANGE COUNTY	Mission Viejo city	62
Orange	ORANGE COUNTY	Newport Beach city	38
Orange	ORANGE COUNTY	Orange city	113
Orange	ORANGE COUNTY	Placentia city	99
Orange	ORANGE COUNTY	Rancho Santa Margarita city	69
Orange	ORANGE COUNTY	San Clemente city	69
Orange	ORANGE COUNTY	San Juan Capistrano city	47
Orange	ORANGE COUNTY	Santa Ana city	1,910
Orange	ORANGE COUNTY	Seal Beach city	0
Orange	ORANGE COUNTY	Stanton city	6
Orange	ORANGE COUNTY	Tustin city	23
Orange	ORANGE COUNTY	Villa Park city	23
Orange	ORANGE COUNTY	Westminster city	64
Orange	ORANGE COUNTY	Yorba Linda city	17
Orange	ORANGE COUNTY	Unincorporated	133
			3,963

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Banning city	57
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Beaumont city	58
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Calimesa city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Canyon Lake city	0
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Corona city	237
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Hemet city	328
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Lake Elsinore city	101
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Moreno Valley city	308
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Murrieta city	167
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Norco city	165
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Perris city	82
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Riverside city	579
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	San Jacinto city	290
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Temecula city	97
Riverside	WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS	Unincorporated	6,071
			8,540

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Blythe city	221
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Cathedral City city	80
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Coachella city	1,429
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Desert Hot Springs city	9
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Indian Wells city	0
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Indio city	987
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	La Quinta city	99
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Palm Desert city	69
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Palm Springs city	57
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Rancho Mirage city	42
Riverside	COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS	Unincorporated	1,125
			4,118

COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
San Bernardino	SANBAG	Adelanto city	58

San Bernardino	SANBAG	Apple Valley town	75
San Bernardino	SANBAG	Barstow city	31
San Bernardino	SANBAG	Big Bear Lake city	4
San Bernardino	SANBAG	Chino city	367
San Bernardino	SANBAG	Chino Hills city	72
San Bernardino	SANBAG	Colton city	103
San Bernardino	SANBAG	Fontana city	187
San Bernardino	SANBAG	Grand Terrace city	13
San Bernardino	SANBAG	Hesperia city	118
San Bernardino	SANBAG	Highland city	112
San Bernardino	SANBAG	Loma Linda city	5
San Bernardino	SANBAG	Montclair city	104
San Bernardino	SANBAG	Needles city	8
San Bernardino	SANBAG	Ontario city	1,265
San Bernardino	SANBAG	Rancho Cucamonga city	141
San Bernardino	SANBAG	Redlands city	203
San Bernardino	SANBAG	Rialto city	132
San Bernardino	SANBAG	San Bernardino city	424
San Bernardino	SANBAG	Twentynine Palms city	0
San Bernardino	SANBAG	Upland city	163
San Bernardino	SANBAG	Victorville city	79
San Bernardino	SANBAG	Yucaipa city	179
San Bernardino	SANBAG	Yucca Valley town	0
San Bernardino	SANBAG	Unincorporated	1,102
			4,945
COUNTY	SUBREGION	CITY	Agriculture, Forestry, Fishing & Hunting
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Camarillo city	380
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Fillmore city	240
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Moorpark city	175
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Ojai city	28
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Oxnard city	7,320
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Port Hueneme city	332
Ventura	VENTURA COUNCIL OF GOVERNMENTS	San Buenaventura (Ventura) city	650
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Santa Paula city	1,381
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Simi Valley city	161
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Thousand Oaks city	231
Ventura	VENTURA COUNCIL OF GOVERNMENTS	Unincorporated	2,012
			12,910
Region Total			46,910

REPORT

DATE: September 28, 2006

TO: CEHD RHNA Subcommittee

FROM: Ma'Ayn Johnson, Assistant Regional Planner, Community Development 213 236 1975
johnson@scag.ca.gov

SUBJECT: The Consideration of Low-Income Units at Risk for Non-low-income Conversion

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:

Adopt a policy option.

SUMMARY:

The RHNA Subcommittee is requested to take action regarding the consideration of low-income units at risk for conversion into non-low-income use. The Subcommittee should choose whether to approach this AB 2158 factor by issuing a collective existing housing need statement or to allow jurisdictions to assess their own needs individually.

BACKGROUND:

The conversion of low-income units into non-low-income uses is not necessarily reflected in housing allocation methodology. Section 65584.04 (d)(6) indicates the loss of low-income units through mortgage prepayment, subsidy contract expirations, or termination of use restrictions as a potential factor in housing methodology. The loss of such units affects the proportion of affordable housing needed within a community and the region as a whole. There is an inherent risk of losing more affordable units in any one year than are allocated to be built, which severely impacts local housing accessibility for low-income groups. Hence, it is important to collectively address the loss of affordable units within the SCAG region. Attached to this report is a breakdown of units at risk of conversion by county.

The RHNA Subcommittee is welcome to consider the following options to determine how to consider the risk of loss of low-income units:

1. Provide an Existing Housing Need Statement Relating to the Conversion of Low-income Units

This option involves identifying risk by jurisdiction and integrating them as part of the regional collective need, providing forecasted low-income unit loss for all cities and counties. Using this approach will ensure that SCAG will provide an assessment of unit conversion as an aid for communities to develop a local or subregional housing strategy.

2. Allow Local Jurisdictions to Address the Risk of Conversion in Their Local Housing Elements

By addressing the risk of low-income housing conversion in a local context, the RHNA Subcommittee would allow jurisdictions to assess their own needs independently. Under this approach, SCAG provides a general forecast while it is at the discretion of cities and counties to identify whether this specific housing demand type requires a specific policy and program

response. Since the risk of low-income unit conversion varies by jurisdiction, cities and counties would provide their own input on how this factor effects their housing allocation.

3. Adopt a Policy that Combines an Existing Housing Need Statement with the Discretion of Local Jurisdictions

Combining the loss of affordable housing units in an existing housing need statement along with allowing jurisdictions to individually identify local demand is another option. SCAG would provide the forecasted conversion of low-income units for each jurisdiction and provide opportunities for communities to identify their local needs in their individual housing elements. This option allows the factor to be seen in both a regional and local context.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts

Imperial County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	9	177	At Risk	33	1,120
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	3	103	Lower Risk	2	66
Sec. 236/221(d)(3) Mortgages - No Sec. 8	0	0	Low Risk	0	0
Sec. 515 Mortgages w/ Sec. 8	3	144	Lost To Conversion	1	14
Sec. 515 Mortgages & Rental Assistance	14	514	Total	36	1,200
Sec. 515 - No Rental Subsidy	7	262			
Type Unknown	0	Unknown	Preserved		
Total Federally Assisted	36	1,200	Preserved	3	135
Total Section 8	15	413			
Total Sec. 236/221(d)(3) Mortgages	3	103			
Total Sec. 515 Mortgages	24	920			

At Risk indicates that a property may convert to market rate within 5 years.
Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	
1997-2004	85
2005	196
2006	50
2007	62
2008	0
2009	20
2010	0
2011	0
2012	0
2013	0
2014-later	0
Total Units	413

Mortgages Prepaid by Year	
1996	0
1997	0
1998	0
1999	0
2000	0
2001	1
2002	0
2003	0
2004	0
2005	0
Total	1

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Section 8 Opt-Outs by Year	
1996	0
1997	0
1998	0
1999	1
2000	0
2001	0
2002	0
2003	0
2004	0
2005	0
Total	1

Prepared by: California Housing Partnership Corporation
Prepared: February 14, 2006

Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only for the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elise Perry at CHPC at 415-433-8804 x13 or via email at eperry@chpc.net.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts Los Angeles County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	504	21,587	At Risk	383	23,831
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	255	22,169	Lower Risk	259	12,330
Sec. 236/221(d)(3) Mortgages - No Sec. 8	28	1,172	Low Risk	82	5,063
Sec. 515 Mortgages w/ Sec. 8	0	0	Lost To Conversion	75	3,836
Sec. 515 Mortgages & Rental Assistance	0	0	Total	799	45,060
Sec. 515 - No Rental Subsidy	0	0			
Type Unknown	12	Unknown	Preserved		
Total Federally Assisted	799	45,060			
Total Section 8	759	40,577	Preserved	69	5,235
Total Sec. 236/221(d)(3) Mortgages	283	23,341			
Total Sec. 515 Mortgages	0	0			

At Risk indicates that a property may convert to market rate within 5 years.
Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	
1997-2004	14,466
2005	10,700
2006	1,030
2007	1,521
2008	4,991
2009	2,449
2010	499
2011	493
2012	0
2013	0
2014-later	4,428
Total Units	40,577

Mortgages Prepaid by Year	
1996	7
1997	15
1998	23
1999	15
2000	7
2001	9
2002	8
2003	0
2004	0
2005	0
Total	84

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Section 8 Opt-Outs by Year	
1996	1
1997	13
1998	12
1999	5
2000	7
2001	3
2002	6
2003	3
2004	3
2005	1
Total	54

Prepared by: California Housing Partnership Corporation
Prepared: February 14, 2006

Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only for the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elyse Perry at CHPC at 415-433-6804 x13 or via email at eperry@chpc.net.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts Orange County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	47	3,585	At Risk	24	2,320
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	12	1,383	Lower Risk	27	2,089
Sec. 236/221(d)(3) Mortgages - No Sec. 8	6	490	Low Risk	4	194
Sec. 515 Mortgages w/ Sec. 8	0	0	Lost To Conversion	12	1,045
Sec. 515 Mortgages & Rental Assistance	0	0	Total	67	5,648
Sec. 515 - No Rental Subsidy	0	0			
Type Unknown	2	Unknown	Preserved		
Total Federally Assisted	67	5,648	Preserved	6	842
Total Section 8	59	4,590			
Total Sec. 236/221(d)(3) Mortgages	18	1,873			
Total Sec. 515 Mortgages	0	0			

At Risk indicates that a property may convert to market rate within 5 years.
Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
Low Risk indicates that a property cannot convert to market rate for at least 10 years.
* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year		Mortgages Prepaid by Year		Section 8 Opt-Outs by Year			
1997-2004	1,463	1996	1	50	1996	0	0
2005	979	1997	4	366	1997	0	0
2006	468	1998	4	507	1998	0	0
2007	660	1999	1	102	1999	2	22
2008	416	2000	2	155	2000	0	0
2009	0	2001	2	275	2001	0	0
2010	70	2002	0	0	2002	1	75
2011	141	2003	0	0	2003	1	64
2012	0	2004	0	0	2004	0	0
2013	0	2005	0	0	2005	0	0
2014-later	393	Total	14	1,455	Total	4	161
Total Units	4,590						

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Prepared by: California Housing Partnership Corporation
Prepared: February 14, 2006
Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only for the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elyse Perry at CHPC at 415-433-6804 x13 or via email at eperry@chpc.net.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts Riverside County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	41	2,124	At Risk	40	2,700
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	8	1,151	Lower Risk	16	1,216
Sec. 236/221(d)(3) Mortgages - No Sec. 8	3	449	Low Risk	8	648
Sec. 515 Mortgages w/ Sec. 8	3	150	Lost To Conversion	11	430
Sec. 515 Mortgages & Rental Assistance	13	758	Total	75	4,994
Sec. 515 - No Rental Subsidy	7	362			
Type Unknown	0	Unknown	Preserved		
Total Federally Assisted	75	4,994	Preserved	6	853
Total Section 8	52	3,178			
Total Sec. 236/221(d)(3) Mortgages	11	1,600			
Total Sec. 515 Mortgages	23	1,270			

At Risk indicates that a property may convert to market rate within 5 years.
Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	Mortgages Prepaid by Year	Section 8 Opt-Outs by Year
1997-2004	0	0
2005	2	1
2006	1	1
2007	0	8
2008	0	0
2009	1	0
2010	0	0
2011	0	0
2012	0	0
2013	0	0
2014-later	4	10
Total Units	678	242

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Prepared by: California Housing Partnership Corporation
Prepared: February 14, 2006
Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elyse Perry at CHPC at 415-433-6804 x13 or via email at eperry@chpc.net.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts San Bernardino County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	30	2,344	At Risk	31	2,094
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	10	1,310	Lower Risk	13	1,096
Sec. 236/221(d)(3) Mortgages - No Sec. 8	0	0	Low Risk	5	709
Sec. 515 Mortgages w/ Sec. 8	2	83	Lost To Conversion	5	328
Sec. 515 Mortgages & Rental Assistance	10	478	Total	54	4,227
Sec. 515 - No Rental Subsidy	1	12			
Type Unknown	1	Unknown	Preserved		
Total Federally Assisted	54	4,227			
Total Section 8	42	3,378	Preserved	5	669
Total Sec. 236/221(d)(3) Mortgages	10	1,310			
Total Sec. 515 Mortgages	13	573			

At Risk indicates that a property may convert to market rate within 5 years.
Lower Risk indicates that a property may convert to market rate in 5 - 10 years.
Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	
1997-2004	1,067
2005	652
2006	410
2007	367
2008	240
2009	85
2010	0
2011	0
2012	0
2013	0
2014-later	557
Total Units	3,378

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Prepared by: California Housing Partnership Corporation
Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Prepared: May 10, 2006
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elyse Perry at CHPC at 415-433-6804 x13 or via email at eperry@chpc.net.

Federally Assisted Multifamily Housing

Summary of Prepayment Eligible FHA Insured Mortgages and Expiring Section 8 Contracts Ventura County

Inventory	No. Projects	No. Units	Risk Assessment	No. Projects	No. Units
Section 8 only	6	364	At Risk	7	695
Sec. 236/221(d)(3) Mortgages w/ Sec. 8	5	468	Lower Risk	2	20
Sec. 236/221(d)(3) Mortgages - No Sec. 8	2	318	Low Risk	1	74
Sec. 515 Mortgages w/ Sec. 8	0	0	Lost To Conversion	3	361
Sec. 515 Mortgages & Rental Assistance	0	0	Total	13	1,150
Sec. 515 - No Rental Subsidy	0	0	Preserved		
Type Unknown	0	Unknown			
Total Federally Assisted	13	1,150			
Total Section 8	11	706			
Total Sec. 236/221(d)(3) Mortgages	7	786			
Total Sec. 515 Mortgages	0	0			

At Risk indicates that a property may convert to market rate within 5 years.

Lower Risk indicates that a property may convert to market rate in 5 - 10 years.

Low Risk indicates that a property cannot convert to market rate for at least 10 years.

* Non profit ownership of a property reduces its risk level, i.e., a property owned by a non profit entity will be classified as Lower Risk if it may convert within 5 years.

Section 8 Expirations by Year	Total Units
1997-2004	302
2005	220
2006	0
2007	20
2008	90
2009	0
2010	74
2011	0
2012	0
2013	0
2014-later	0
Total Units	706

Mortgages Prepaid by Year	Total
1996	0
1997	0
1998	2
1999	0
2000	1
2001	0
2002	0
2003	0
2004	0
2005	0
Total	3

All Section 236 and 221 (d)(3) mortgages were eligible for prepayment beginning in 1996.

Section 8 Opt-Outs by Year	Total
1996	0
1997	0
1998	1
1999	0
2000	0
2001	0
2002	0
2003	0
2004	0
2005	0
Total	1

Prepared by: California Housing Partnership Corporation
Prepared: February 14, 2006

Sources: U.S. Department of Housing and Urban Development, U.S. Department of Agriculture, California Housing Partnership Corporation
Note: Risk assessment is a subjective classification developed by CHPC based on available HUD data. Assessments are intended to help target preservation efforts, but are not necessarily a reliable predictor of a project's likelihood of market-rate conversion.

The information contained herein is intended only for the use of the individual or entity named as the recipient. You are hereby notified that any dissemination, copy or disclosure of this information is prohibited without the express written consent of the Executive Director of the California Housing Partnership Corporation. If you have any questions about this policy, please contact Elyse Perry at CHPC at 415-433-6804 x13 or via email at eperry@chpc.net.

REPORT

DATE: September 28, 2006

TO: CEHD RHNA Subcommittee

FROM: Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

SUBJECT: The AB 2158 Housing Cost factor

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:

Consider a policy adjustment.

Background: Previous Consideration of AB 2158 Factors in the Integrated Growth Forecast

Regional housing distribution goals are based upon employment, population and household projections. This, in turn, is based on local input on the integrated growth forecast which has already taken into account the AB 2158 allocation methodology factors identified in state housing law.

The AB 2158 planning considerations and factors are addressed in the SCAG Integrated Growth Forecast and are outlined as:

- Existing and projected job housing balance
- Lack of sewer or water service
- The availability of land suitable for urban development or conversion to residential use
- Lands preserved or protected from urban development
- County policies to preserve agricultural land
- The distribution of household growth assumed for purposes of regional transportation plans
- The market demand of housing
- Agreements between a county and cities to direct growth toward the county's unincorporated areas
- The loss of units contained in assisted housing developments
- High housing costs burdens
- Needs of farmworkers
- Other considerations as adopted by SCAG

Further policy guidance and emphasis may be considered. The housing law planning considerations for Regional Housing Needs Assessment (RHNA) allocation methodology are intended as factors to consider when determining shares of housing need between communities. These factors may be weighted in a housing distribution formula or they may be incorporated into the regional and subregional growth forecast generally. The latter case describes how they were addressed in the SCAG Integrated Growth Forecast.

The factors cannot be used to lower the regional housing need. Thus their purpose is to assign shares of the regional or subregional housing need between jurisdictions in a market area. Since the purpose is to distribute housing need, the factors must be used to differentiate development suitability between jurisdictions in the 2005 to 2014 housing element planning period.

Housing Cost

High housing cost and affordability is addressed in the existing housing problem statement. This statement addresses housing cost differentials between jurisdictions. While a community may not adequately take into account commuter based housing demand from other jurisdictions or subregion(s), just as a neighboring jurisdiction or subregion(s) may not be taking into account fully the workforce housing demand generated by their employment growth on other markets, these dynamics are addressed in the Integrated Growth Forecast. Moreover, cross jurisdictional and subregional commutes recognize the impacts of lifestyle choices in living closer to employment or further away based on housing cost, affordability, availability and/or wage differentials and are adequately addressed in an Integrated Growth Forecast and local input.

1. An adjustment could assign more housing to high housing cost jurisdictions relative to lower cost jurisdictions based on the median county home price or rent. But such an adjustment may be duplicative when considered with other AB 2158 factors such as housing market demand already considered in the Integrated Growth Forecast and the fair share adjustment that defines affordable housing need for lower income households locally.
2. Consider no further adjustments to the Integrated Growth Forecast distribution based on housing cost.

BACKGROUND:

AB 2158 (Lowenthal) reformed the existing housing needs process in 2004. The state housing law now requires that a fair share distribution of regional housing need between or within counties shall consider specific factors in its housing need methodology and allocation plan. The factors are listed in the statute and require each COG to include in its development of a distribution methodology the existing jobs-housing balance, opportunities and constraints to housing development facing member jurisdictions (including lack of water or sewer capacity, land availability, land protected from urban development under state and federal programs, and county policies to protect farmland), the distribution of household growth assumed for purposes of regional transportation plans, market demand for housing, agreements between counties and cities to direct growth, loss of units in assisted housing developments, high housing costs burdens, and farm worker housing needs, and to explain in writing how each of these factors was incorporated into the methodology. The housing statute also prohibits any ordinance, policy, voter-approved measure that directly or indirectly limits residential building permits from serving as a justification for a reduction in the jurisdiction's allocation.

REPORT

DATE: September 28, 2006

TO: CEHD RHNA Subcommittee

FROM: Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

SUBJECT: The AB 2158 Housing Market Demand Factor

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:

Consider a potential policy adjustment

Background: Previous Consideration of AB 2158 Factors in the Integrated Growth Forecast

Regional housing distribution goals are based upon employment, population and household projections. This, in turn, is based on local input on the integrated growth forecast which has already taken into account the AB 2158 allocation methodology factors identified in state housing law.

The AB 2158 planning considerations and factors are addressed in the SCAG Integrated Growth Forecast and are outlined as:

- Existing and projected job housing balance
- Lack of sewer or water service
- The availability of land suitable for urban development or conversion to residential use
- Lands preserved or protected from urban development
- County policies to preserve agricultural land
- The distribution of household growth assumed for purposes of regional transportation plans
- The market demand of housing
- Agreements between a county and cities to direct growth toward the county's unincorporated areas
- The loss of units contained in assisted housing developments
- High housing costs burdens
- Needs of farmworkers
- Other considerations as adopted by SCAG

Further policy guidance and emphasis may be considered. The housing law planning considerations for Regional Housing Needs Assessment (RHNA) allocation methodology are intended as factors to consider when determining shares of housing need between communities. These factors may be weighted in a housing distribution formula or they may be incorporated into the regional and subregional growth forecast generally. The latter case describes how they were addressed in the SCAG Integrated Growth Forecast.

The factors cannot be used to lower the regional housing need. Thus their purpose is to assign shares of the regional or subregional housing need between jurisdictions in a market area. Since the purpose is to distribute housing need, the factors must be used to differentiate development suitability between jurisdictions in the 2005 to 2014 housing element planning period.

The Market Demand for Housing

The housing statute calls for all jurisdictions to receive a housing allocation. The market demand for housing is considered as a function of population and employment growth in the regional growth forecast and local input. A potential policy adjustment option includes but is not limited to:

1. Establish an “ideal” effective vacancy level for owners and renters as a major growth factor beyond the latest Census vacancy rate. Housing units would be added to a local jurisdiction’s allocation in order to off set a housing stock deficit in vacant units and housing credit would be applied where available vacancies are above the “ideal” level. The adjustment would require setting an ideal vacancy target for home ownership and rental units that was unique to each locality’s mix of home ownership and rental occupancy, with special adjustments needed for vacation and second home type communities. It would provide a performance credit where housing production is high relative to demand and assigns more housing to locality’s with a low stock of homes and apartments for sale or rent relative to demand. The adjustment may add to the collective regional housing need as it may call for a higher vacancy adjustment than would be provided by use of the latest 2000 census information alone. However, this adjustment would not affect the forecast of household growth which is the most significant factor in determining future construction need. The impact on the Integrated Growth Forecast housing distribution would be minor overall. But it would add or subtract from the number of housing units locally that would be subject to a fair share housing diversity adjustment.
2. Consider no further adjustments to the employment to population relationship and Census 2000 vacancy adjustment in the Integrated Growth Forecast.

BACKGROUND:

AB 2158 (Lowenthal) reformed the existing housing needs process in 2004. The state housing law now requires that a fair share distribution of regional housing need between or within counties shall consider specific factors in its housing need methodology and allocation plan. The factors are listed in the statute and require each COG to include in its development of a distribution methodology the existing jobs-housing balance, opportunities and constraints to housing development facing member jurisdictions (including lack of water or sewer capacity, land availability, land protected from urban development under state and federal programs, and county policies to protect farmland), the distribution of household growth assumed for purposes of regional transportation plans, market demand for housing, agreements between counties and cities to direct growth, loss of units in assisted housing developments, high housing costs burdens, and farm worker housing needs, and to explain in writing how each of these factors was incorporated into the methodology. The housing statute also prohibits any ordinance, policy, voter-approved measure that directly or indirectly limits residential building permits from serving as a justification for a reduction in the jurisdiction's allocation.

REPORT

DATE: September 28, 2006

TO: CEHD RHNA Subcommittee

FROM: Joseph Carreras, Program Manager II, 213-236-1856, Carreras@scag.ca.gov

SUBJECT: Approval of a Fair Share Housing Diversity Policy

EXECUTIVE DIRECTOR'S APPROVAL:

RECOMMENDED ACTION:

Adopt a policy option

SUMMARY:

It is up to the SCAG regional council to create a methodology for assigning the regional housing need to each jurisdiction in a way that fully allocates the total need and the need in each income category. In this way, the housing law envisions fulfilling the first of its four stated objectives: "(1) increasing the supply and mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households [65584(d) (1)."

The Housing Statute further defines the household income levels to be used by county in addressing its stated objectives and stresses that "the [RHNA] distribution shall seek to reduce the concentration of lower income households in cities or counties that already have disproportionately high proportions of lower income households." In this way a wide range of housing choices by price and market area is envisioned for all households.

The RHNA methodology establishes a two step process for allocating and defining housing need. The first step is a fair and equitable distribution of housing need between counties and subregions and is supported by the use of AB 2158 factors used in the RHNA housing allocation methodology. The second step calls for local jurisdictions to define local income group needs in relation to county median income and then establish a set of fair share affordable housing goals for low and very low income households. This is because the Housing Statute states that the regional housing allocation methodology must avoid or mitigate the over concentration of income groups in a jurisdiction [65584(d) (4)].

Further local governments are required to consider the diverse housing needs of all income groups in relation to existing conditions when updating their local housing elements. A RHNA fair share adjustment provides a uniform adjustment basis for the income category diversity goals that jurisdictions set to collectively address the housing needs of all economic groups in the region, particularly low and very low income households. Without some adjustment, lower income households would become locked into present locations by the planning process.

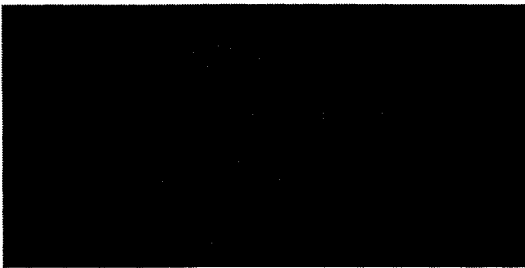
The chief objective is to bring communities closer to the county average for the percentage of households that are lower income. Communities with too many lower income households would be brought down,

while communities with below average lower income households would be brought up. There are several policy options available to allocate housing need by income groups that promotes a more equitable distribution of housing opportunities in the region relative to existing conditions.

1. Each community could close the gap between their current percentage and the county average. The percentage adjustment could vary from a 25% of the way adjustment that allows for a continuation of differences between communities to larger 50%, or 75% adjustment that ensure planning policy will move more decisively toward greater equity over the 2005 -2014 planning period.
2. A 100% of the way policy adjustment would put a community at parity with the county average at the end of the planning period. This adjustment would fully address the statutory planning requirement to achieve equity by moving to the county income distribution.

BACKGROUND:

Households in need are defined in terms of four income categories established in State Housing law. The four income categories used are very low income, low income moderate income and above moderate income. The income categories are based on county median income with very low income defined as 50% or less of the county median income; low income is 51- 80% of the county median income; moderate income is 81-120% of the county median income and above moderate is defined as 120% or above the county median income. These income limits are determined by the State Department of Housing and Community Development pursuant to section 50079.5 of the Health and Safety code and updated as of the most recent decennial census. A major objective of a regional housing needs allocation plan is “allocating a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent decennial United States census.” [65584(d)(4)].



CEHD RHNA Subcommittee
September 28, 2006

Southern California Association of Governments

What are the fair share goals?

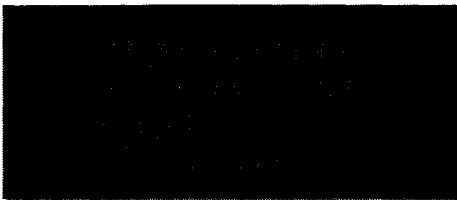
- Fair and equitable distribution of growth between cities and unincorporated areas
- Fair and equitable diversity of different income groups within a community



1. Existing & projected relationship between employment and housing
2. Residential development opportunities & constraints:
 - a. lack of sewer or water capacity
 - b. land availability/infill/up-zoning potential
 - c. land protected from dev. by federal/state law or regulation
 - d. agricultural preservation policies

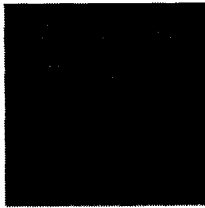


3. Maximization of public transportation & existing transportation infrastructure
4. Market demand for housing
5. City-county agreements concerning growth
6. Conversion of restricted units
7. High housing cost burdens
8. Housing needs of farm workers
9. Others as determined by the COG



Housing Law Mandates

1. The definition of four income groups in relation to the county median income: very low, low, moderate and above moderate.
2. The avoidance of over concentration of any one income group, especially very low and low income



The goal and the rate at which localities move toward the county income distribution.



What are the possible options?

One variation of the current RC policy and practices is to move incrementally toward the county income group distribution.

Here is an example of how different goals might affect a low and a high income city in one county...

Distribution of Households Relative to Median HH Income

Income Groups	Below 50%	51% - 80%	81% - 120%	Above 120%
Lower Income City	30.1%	21.1%	19.9%	28.9%
Higher Income City	5.2%	4.6%	8.1%	82.1%

 Above County Average
 Below County Average

New RHNA Allocation for Low Income City

Distribution Relative to Median HH Income	Below 50%	51% - 80%	81% - 120%	Above 120%
100%	27.4%	15.7%	17.1%	42.6%
75%	26.1%	17.1%	17.7%	39.2%
50%	27.4%	18.4%	18.5%	35.7%
25%	28.8%	19.8%	19.2%	32.3%
Current City Distribution	30.1%	21.1%	19.9%	28.9%

New RHNA Allocation for High Income City

Distribution Relative to Median HH Income	Below 50%	51% - 80%	81% - 120%	Above 120%
100%	24.7%	15.7%	17.1%	42.6%
75%	19.8%	12.9%	14.8%	52.5%
50%	15.0%	10.1%	12.6%	62.3%
25%	10.1%	7.4%	10.4%	72.2%
Current City Distribution	5.2%	4.6%	8.1%	82.1%

Regional "Fair Share"

